



**GRASSROOTS**  
REALTY GROUP

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**60 Ranchers View  
Okotoks, Alberta**

**MLS # A2296758**



**\$719,900**

<b>Division:</b>	Air Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,870 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Silent Floor Joists, Vinyl Siding, Wood Fram	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

**OPEN HOUSE -this SUN, MAY 3 from 2pm-4pm!!** Welcome to Ranchers Rise in Okotoks, a growing community that blends quiet living with everyday convenience. This well-maintained two-storey home by Partners Homes offers almost 1,900 sq. ft. of thoughtfully designed living space, providing both comfort and functionality, complete with a front-attached double garage, 3 bedrooms, 2.5 bathrooms, and a bright bonus room. The main level is designed for modern living, featuring 9-foot ceilings, recessed lighting, and durable luxury vinyl plank flooring throughout. The open layout connects the kitchen, dining, and living areas seamlessly, creating a space that feels both functional and inviting. The kitchen stands out with full-height white shaker cabinetry, soft-close drawers, quartz countertops, stainless steel appliances, a large island with seating for four, and a walk-in pantry with plenty of storage. The living room is anchored by a sleek linear gas fireplace, while the dining area opens onto an 11' x 10' deck with stairs leading down to a fully landscaped backyard, complete with a lawn sprinkler system, ideal for easy maintenance and outdoor enjoyment. Enjoy added privacy with a backyard that backs onto a quiet road and open agricultural fields, offering wide, unobstructed prairie views and no direct rear neighbours. Upstairs, the primary bedroom offers a comfortable retreat with a walk-in closet and a 4-piece ensuite featuring a double vanity and a 5-foot shower. Two additional bedrooms, both with walk-in closets, a full bathroom, and a conveniently located laundry room complete the upper level. The bonus room provides flexible space for relaxing, entertaining, or family time. The basement features 9-foot ceilings, offering excellent potential for future development. Additional features include central air conditioning and a tankless hot water system, offering improved

energy efficiency and on-demand hot water. The exterior showcases a combination of cement fibre siding and premium vinyl siding, enhancing the home's curb appeal. Located with quick access to Highway 2A, commuting is simple, with downtown Calgary approximately 25 minutes away and South Health Campus about 10 minutes away. Families will appreciate the nearby schools, including Dr. Morris Gibson School (K&ndash;6), &Eacute;cole Percy Pegler School (K&ndash;6, French Immersion), Okotoks Junior High School (7&ndash;9), and Foothills Composite High School (10&ndash;12). There are also parks, pathways, and a nearby commercial area with a caf&eacute; and everyday services just minutes from the home. View the 3D virtual tour and book your private showing today!